

ROBERT C. WHEATLEY, CHAIRMAN  
IRWIN G. BURTON, III  
DOUGLAS B. HUDSON  
MARTIN L. ROSS



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountyde.gov

# **Sussex County**

## **Planning & Zoning Commission**

### **AGENDA**

**September 22, 2016**

**6:00 P.M.**

#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Minutes – September 8, 2016**

#### **Old Business**

##### **C/U #2056 Raynol E. Garcia**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an office, storage of vehicles and equipment and repair equipment to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.06 acres, more or less. The property is located at the east of Marshall St. (Rd. 225) 2,800 ft. north of Johnson Rd. (Rd. 207). 911 Address: 7411 Marshall St., Lincoln. Tax Map I.D. 330-15.00-20.01**

##### **C/Z #1806 WYWJ Ventures, LLC**

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County containing 3.034 acres, more or less. The property is located at the west of Sussex Hwy. (U.S. Rt. 13), 950 ft. south of Adams Rd. (Rd. 600). 911 Address: 14392 Sussex Hwy., Bridgeville. Tax Map I.D. 530-14.00-21.00**

##### **C/Z #1807 WYWJ Ventures, LLC**

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County containing 8.0475 acres, more or less. The property is located at the west of Sussex Hwy. (U.S. Rt. 13), 2,110 ft. north of Cannon Rd. (Rt. 18). 911 Address: None Available. Tax Map I.D. 131-19.00-4.00**

**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY,  
CHAPTER 115 ("ZONING"), ARTICLE XXI ("SIGNS").**



## **Public Hearings**

### **C/U #2057 Delaware Electric Cooperative, Inc.**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an electric substation to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.0 acres, more or less.** The property is located at the south of Zoar Rd. (Rt. 48) 3,300 ft. east of Gravel Hill Rd. (Rt. 30) and 2,000 ft. west of Lawson Rd (Rd. 296). 911 Address: Not Available. Tax Map I.D. 234-21.00-138.00 (Part of)

### **C/U #2058 Old Orchard Ventures, LLC, c/o Barry Baker**

**An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family (duplex) dwelling structures (24 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 9.33 acres, more or less.** The property is located at the northeast of Old Orchard Rd (Road 269A.) approximately 1,115 ft. southeast of New Rd (Rd. 255). 911 Address: 16773 Old Orchard Rd., Lewes. Tax Map I.D. 335-8.00-25.00

### **C/U #2059 Julie Norwood**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a beauty salon to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 24,205 square ft., more or less.** The property is located at the northwest corner of John J. Williams Hwy. (Rt. 24) and Retz Ln. (a private rd.) 911 Address: None Available. Tax Map I.D. 334-12.00-25.00

### **C/Z #1809 MOCA Properties, LLC / Solid Image**

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Little Creek Hundred, Sussex County containing 6.24 acres, more or less.** The property is located at the east of Sussex Hwy. (U.S. Rt. 13) 650 ft. south of Whitesville Rd. (Rt. 64). 911 Address: 11244 Whitesville Rd., Laurel. Tax Map I.D. 532-6.00-87.02

## **Other Business**

### **Delmarva Petroleum Service**

Preliminary Site Plan

### **Cellco Partnership (Verizon Wireless) for Whaleys Corner**

Preliminary Site Plan

### **Stockley Materials, LLC**

Preliminary Site Plan

### **Atlantis Industries at King Farm Industrial Park**

Revised Preliminary Site Plan

**The Reserves**

Request to Amend Setbacks

**Lands of Diana Bennett off Davis Landing Rd.**

Minor Subdivision off 50 ft. easement

**Additional Business**

Discussion regarding Comprehensive Plan

Opportunity for public comment regarding Comprehensive Plan

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 15, 2016, at 9:23 am., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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